



Bernard C. "Jack" Young
Mayor

COMMISSION FOR
HISTORICAL & ARCHITECTURAL
PRESERVATION

Tom Liebel, Chairman

DRAFT STAFF REPORT



Chris Ryer
Director

October 13, 2020

REQUEST: Construct garage on existing parking pad

ADDRESS: 347 Warren Avenue (Federal Hill Historic District)

APPLICANT: John Mariani, Architect

OWNERS: Laura Collins, Brian Glander

STAFF: Walter W. Gallas, AICP

RECOMMENDATION: Approval

SITE/HISTORIC DISTRICT

General Area: The property is located in the Federal Hill Historic District on the south side of Warren Street in a block bounded by Federal Hill Park on the north, Hamburg Street on the south, Riverside Avenue on the west, and Henry Street to the east (*Images 1-2*). Comprising about 24 city blocks with street names retained from its original settlement, Federal Hill is located just south of the Inner Harbor. At its northeast corner, Federal Hill Park rises steeply from Key Highway overlooking the downtown skyline. The neighborhood retains intact streets of largely residential properties reflecting the eras in which they were built and the economic status of their early residents.

Site Conditions: The site is a concrete parking pad on the Hamburg Street side of the property at 347 Warren Avenue. It is flanked by garages, one to the west opening to Hamburg Street and one to the east opening to Henry Street. The north side of Hamburg Street contains garages along nearly the full length of the block. The south side of Hamburg Street contains a continuous street front of rowhouses (*Images 3-6*).

In 1890, according to the Sanborn map, the land on which 347 Warren Avenue stands today was part of a large commercial parcel taken up by the W.B. Price Manufacturing Company, a manufacturer of paints and varnish (*Image 7*). About ten years later, the site had been cleared of all but a shed, likely for the land's redevelopment, as can be seen in the 1901-1902 Sanborn map (*Image 8*). By 1914-1915, the former paint factory site contained eight new three-story rowhouses with two-story rear additions (*Image 9*). 347 Warren Avenue never seems to have had a garage at the rear, although the neighbor in the end unit at 349 Warren Avenue added a garage at the corner on Henry Street at some point, as can be seen in the 1914-1953 Sanborn map (*Image 10*).

BACKGROUND

July 28, 2020 – CHAP Authorization to Proceed issued for installation of a 220-volt charger on east retaining wall of parking pad.

PROPOSAL & APPLICATION OF GUIDELINES

This application is a request to construct a one-story garage with rooftop deck on the Hamburg Street side of the property at 347 Warren Avenue (*Images 11-12*).

Staff applied the following guidelines from the *Baltimore City Historic Preservation Design Guidelines*:

2.1 Guiding Principles for New Design

- Avoid demolishing historic buildings, structures, and landscapes when designing new construction projects.
- Contemporary architectural design that reflects its current time, place, use, and culture is accepted, provided that the design is compatible with the character of the historic district.

2.2 Site Design

- Retain established property line patterns, street and alley widths, setbacks, primary and secondary building orientation, and landscape elements.

2.3 Scale and Form

- The scale and form of new buildings must be compatible with the height and depth of surrounding buildings. Where there is a variation of building height within the immediate neighborhood, the new building should generally relate to the predominant pattern.

2.4.5 Roofs

- Design new roofs to complement the orientation, pitch, complexity, and scale of roofs on surrounding buildings.

2.5.2 Materials

- Choose building materials that are compatible with the color, size, texture, scale, and quality of building materials used in surrounding buildings.
- Cover and finish exterior wall with quality materials that are compatible with surrounding buildings.

1.8.9 Roof Decks

- Where permitted, new roof decks must not be visible from the street-front grade along any primary elevation. Locate roof decks at the rear of a building whenever possible to minimize visibility.
- Provide access to roof decks from the rear of the property whenever possible. Do not construct rooftop pop-ups or doghouses to access roof decks.

APPLICATION OF GUIDELINES

2.1 Guiding Principles for New Design – No building is being demolished. The garage is not attempting to mimic a historic style. It is a simple box with flat roof, and therefore meets the guidelines.

2.2 Site Design – The siting of the addition meets the guidelines, fitting the garage in with the garages on either side and to the property line.

2.3 Scale and Form – The height to the roof deck is 9'-5". The top of the railing aligns with the roof edge of the side-gabled garage to the west. The scale of the addition is appropriate and meets the guidelines.

2.4.5 Roofs – The existing house has a flat roof as does the garage, and so meets the design guideline for compatibility to roof forms in the neighborhood.

2.5.2 Materials – The plans incorporate some existing elements – the retaining wall and the brick stairs which descend from the rear yard. The small amount of framing around the wood finish garage door will be stucco. The materials meet the guidelines.

1.8.9 Roof Decks – The roof deck covers the entire garage roof to the edges. The railing will be steel. There is no stair structure on the roof. This is not the primary elevation of the house, and the deck won't be seen from Warren Avenue. The roof deck meets the design guidelines.

NEIGHBORHOOD COMMENTS

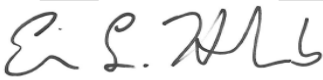
The Federal Hill Architectural Review Committee supports the application.

ANALYSIS

The plans meet all of the CHAP design guidelines.

RECOMMENDATION

Staff recommends approval.



Eric Holcomb, Director

MAPS AND IMAGES

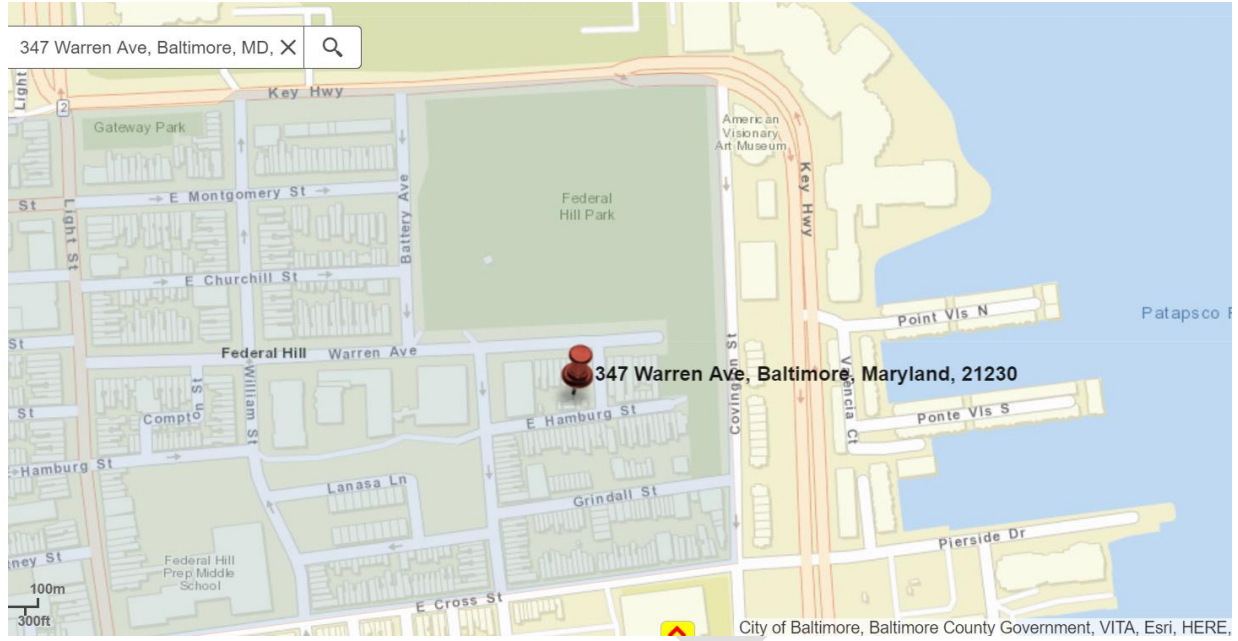


Image 1: 347 Warren Avenue Street in the Federal Hill Historic District.



Image 2: Overhead view of 347 Warren Avenue (arrow at rear parking pad), December 11, 2019



Image 3: Rear of 347 Warren Avenue (arrow) – Existing conditions on Hamburg Street looking east, September 27, 2020



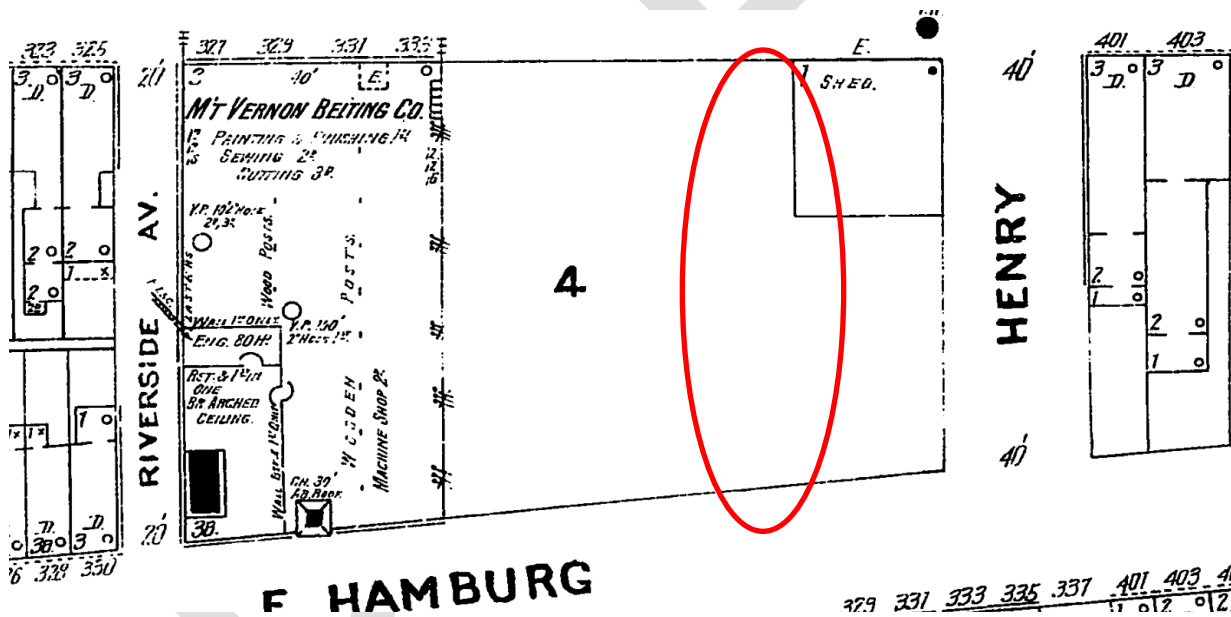
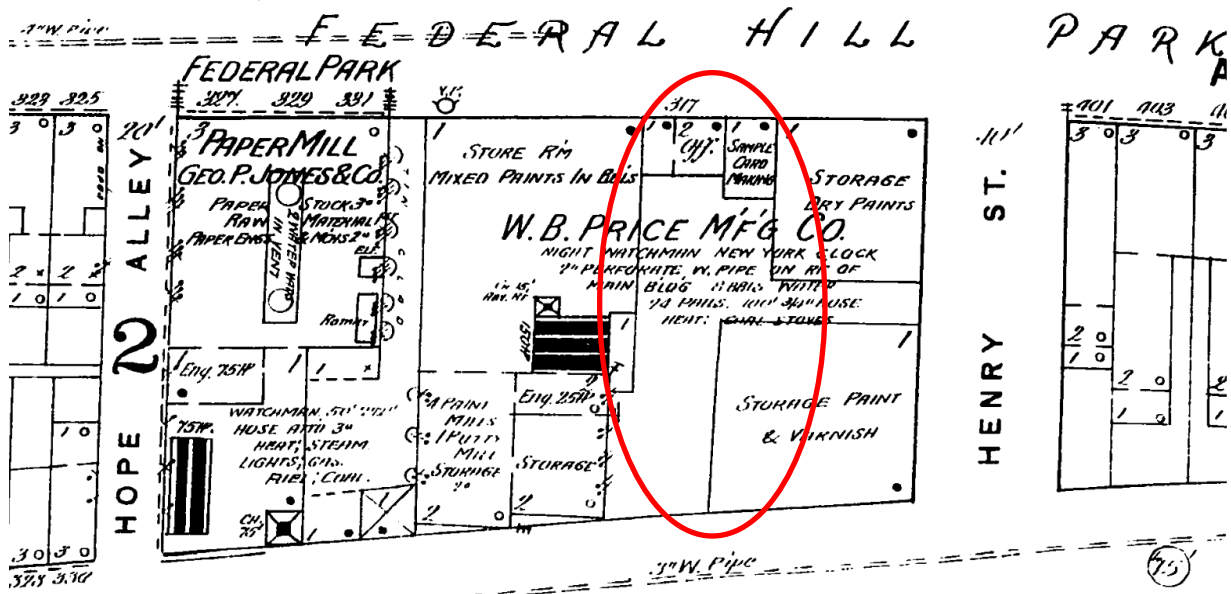
Image 4: Garage site (arrow), Hamburg Street looking west at Henry Street, September 27, 2020



Image 5: Garage site (arrow), Hamburg Street at Henry Street, September 27, 2020



Image 6: Rear of 347 Warren Avenue – Existing conditions, September 27, 2020



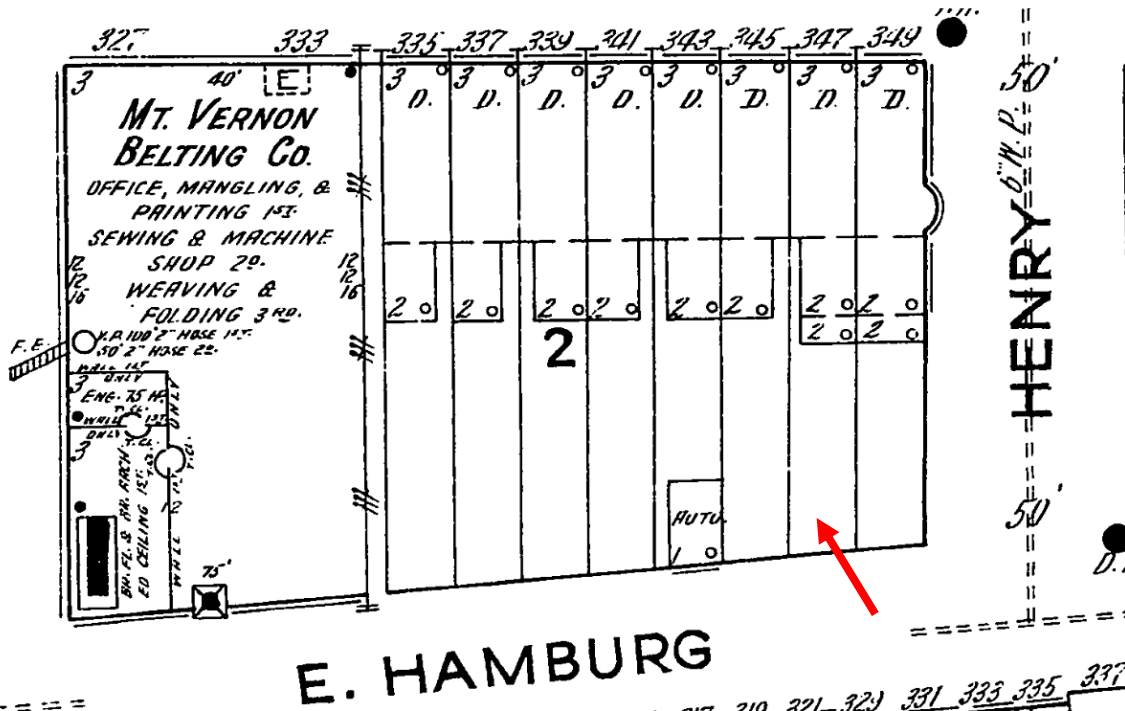


Image 9: 347 Warren Avenue – rear (arrow), 1914-1915 Sanborn map

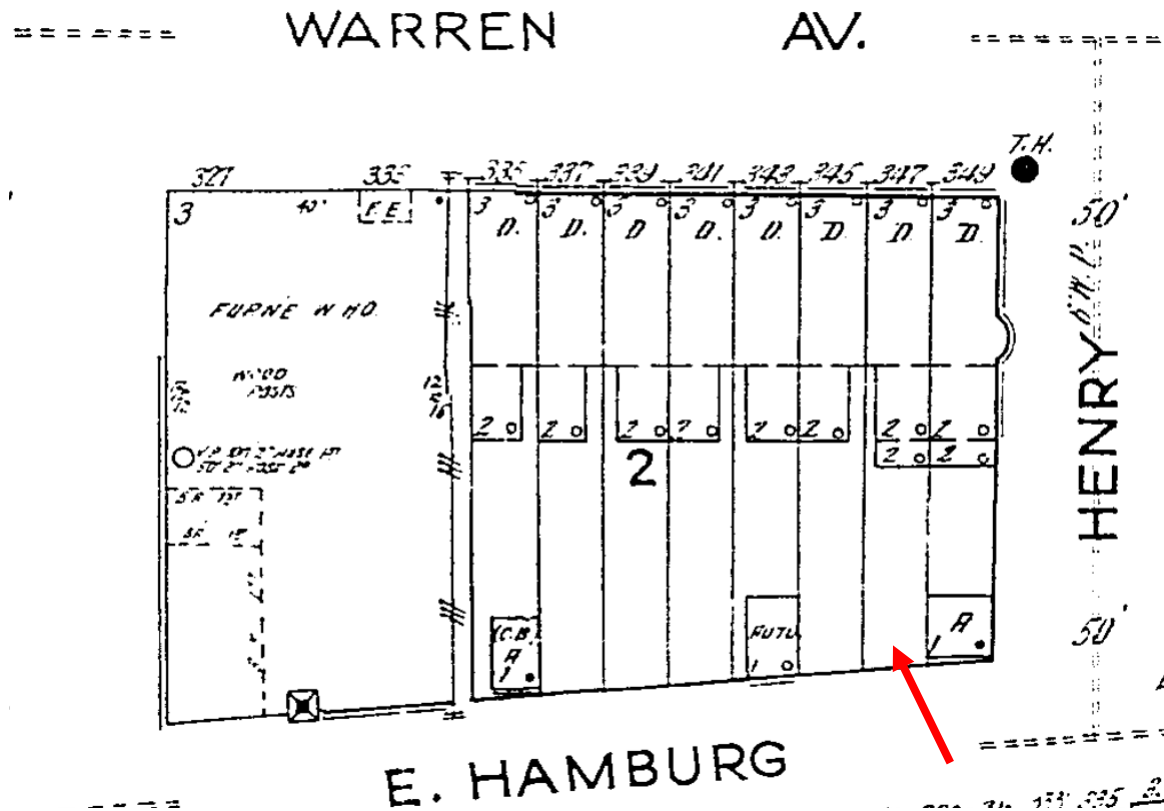


Image 10: 347 Warren Avenue – rear (arrow), 1914-1953 Sanborn map

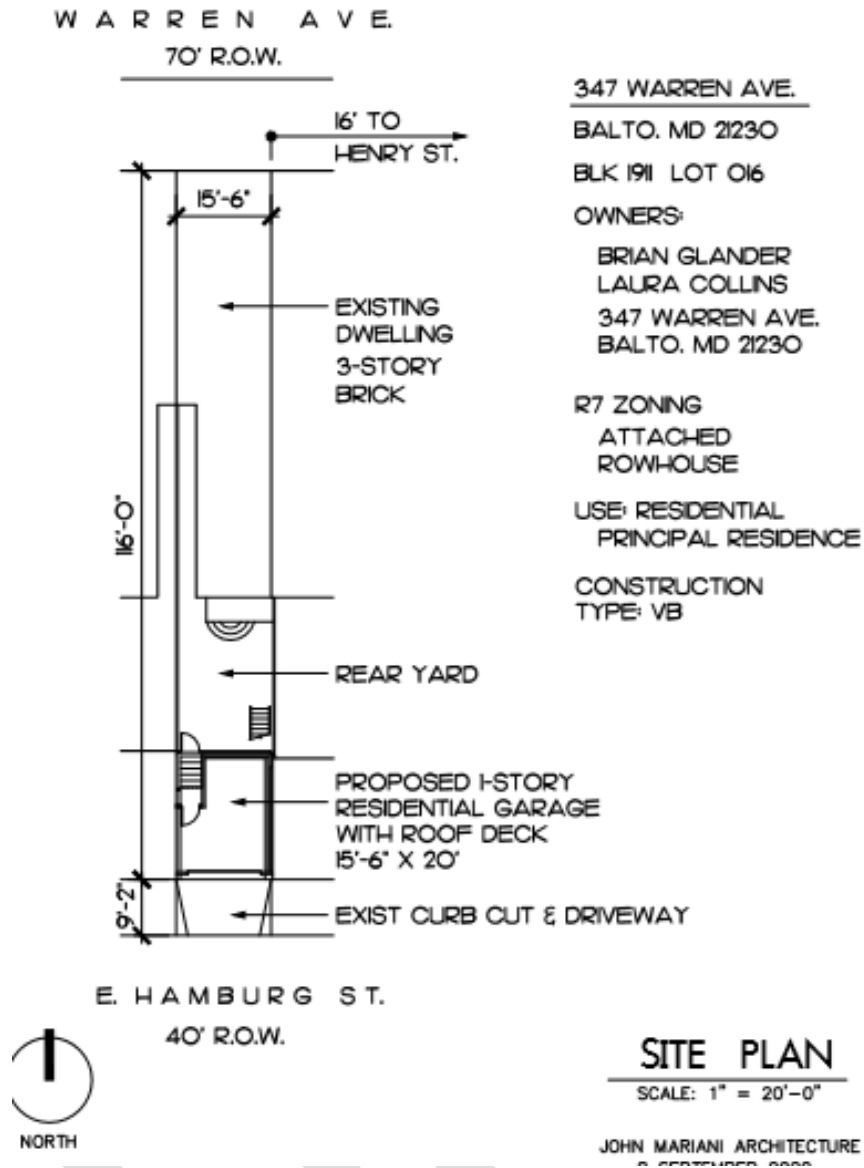


Image 11: 347 Warren Avenue – Proposed rear garage, site plan

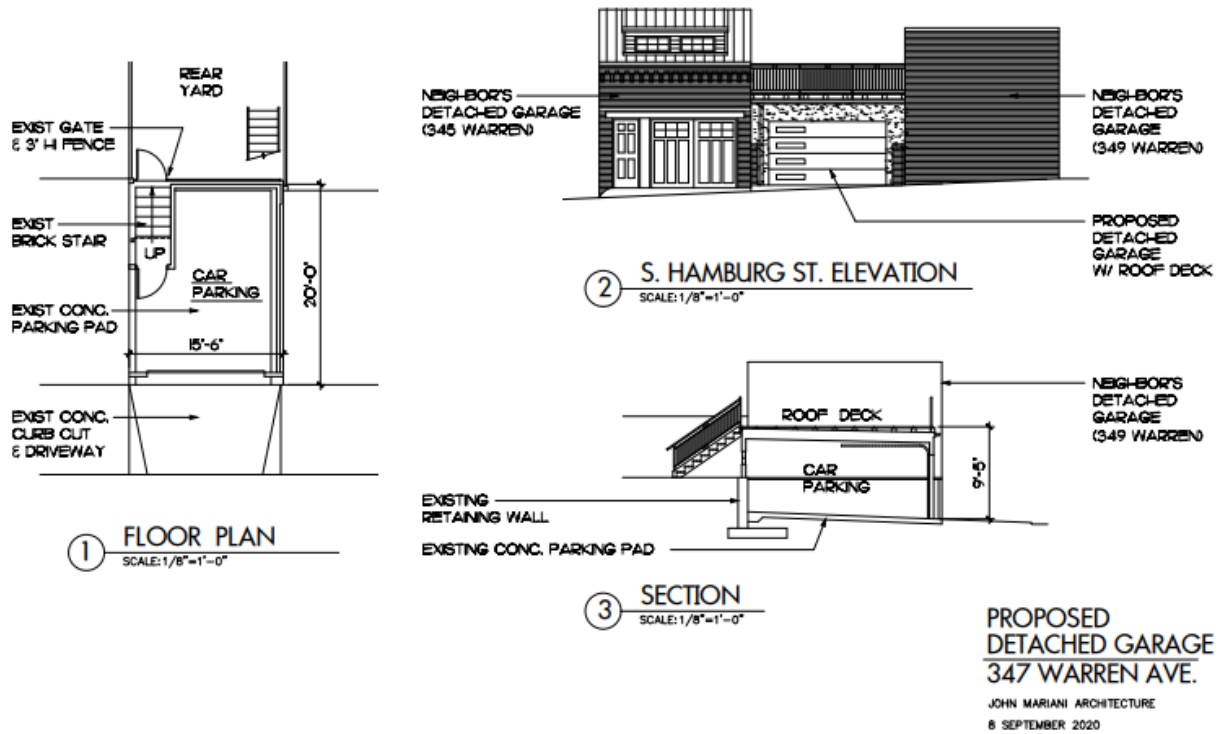


Image 12: 347 Warren Avenue – Proposed rear garage, floor plan, elevation, section